

170.B

0001

0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

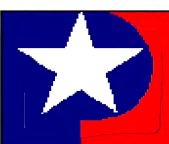
526,100 / 526,100

USE VALUE:

526,100 / 526,100

ASSESSED:

526,100 / 526,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

## OWNERSHIP

Unit #:	206
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Owner 1: SIMONS VIRGINIA W

Owner 2:

Owner 3:

Street 1: 11 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	526,100			526,100		143703
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT								Parcel ID	170.B-0001-0206.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	526,100	0	.	.	526,100		Year end	12/23/2021
2021	102	FV	518,600	0	.	.	518,600		Year End Roll	12/10/2020
2020	102	FV	503,600	0	.	.	503,600	503,600	Year End Roll	12/18/2019
2019	102	FV	495,800	0	.	.	495,800	495,800	Year End Roll	1/3/2019
2018	102	FV	408,500	0	.	.	408,500	408,500	Year End Roll	12/20/2017
2017	102	FV	355,000	0	.	.	355,000	355,000	Year End Roll	1/3/2017
2016	102	FV	355,000	0	.	.	355,000	355,000	Year End	1/4/2016
2015	102	FV	331,200	0	.	.	331,200	331,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
HILL RICHARD C	20332-215		5/28/1999		177,000	No	No						
LAFFEER MOHAMED	25753-315		10/23/1995		135,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/16/2021		Mail Update							JO	Jenny O							
1/23/2020		Mail Update							MM	Mary M							
5/22/2018		Measured							DGM	D Mann							
5/6/2000									197	PATRIOT							

Sign: / / /

VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			646-8737, Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1											
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE				Frl: 0	Rating: Average			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)								Lvl 2											
Year Blt: 1984		Eff Yr Blt:						Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdict:		Fact: .						Totals				RMs: 4	BRs: 1	Baths: 1	HB: 0				
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location: F - Front				Exterior:				No Unit RMS BRS FL							
Prim Int Wal 1 - Drywall								Interior:				1 4 1 0							
Sec Int Wall: %								Additions:											
Partition: T - Typical								Kitchen:											
Prim Floors: 4 - Carpet								Baths:											
Sec Floors: %								Plumbing:											
Bsmnt Flr:								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:				Totals							
Electric: 3 - Typical								1 4 1											
Insulation: 2 - Typical																			
Int vs Ext: S				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Heat Fuel: 3 - Electric				Basic \$ / SQ: 325.00				Rate Parcel ID Typ Date Sale Price				Code Description Area - SQ Rate - AV Undepr Value							
Heat Type: 15 - H.V.A.C				Size Adj: 1.02173913								GLA Gross Liv Ar 1,150 348.630 400,929							
# Heat Sys: 1				Const Adj: 1.04989493															
% Heated: 100	% AC: 100			Adj \$ / SQ: 348.634															
Solar HW: NO				Central Vac: NO			Other Features: 32903												
% Com Wal				% Sprinkled			Grade Factor: 1.10												
<b>MOBILE HOME</b>				Make:			Model:			Serial #			Year:			Color:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 170.B-0001-0206.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							